

CURRAN  
BIRDS  
+ CO

West Row, Darley  
Abbey  
£465,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SET IN THE HEART OF DARLEY ABBEY VILLAGE – West Row is a superbly presented family home offering an ideal balance of village charm and contemporary comfort. Located in one of Derby’s most desirable residential areas, this four-bedroom property has been thoughtfully updated, with a standout feature being the beautifully refitted shaker-style kitchen – designed with both functionality and aesthetics in mind.

From the inviting living spaces with bespoke features and log burner, to the elegant principal suite and mature rear garden, every element of the home has been crafted with care. With off-road parking and energy-efficient upgrades including owned solar panels, this is a home that delivers both style and substance in a truly sought-after setting.









### The Detail

Designed with both comfort and practicality in mind, this well-proportioned home combines quality finishes with a carefully considered layout. The entrance hall features solid wood flooring and a timber front door, leading to a bright study at the front — an ideal workspace with recessed lighting and a useful under-stairs recess nearby. A separate utility room houses laundry appliances and a ground floor WC for added convenience.

The kitchen is a standout feature, having been stylishly refitted with shaker-style wall and base units, a Belfast sink, soft-close drawers, tile splashbacks, and ceramic tiled flooring. Integrated Samsung appliances, including a double oven (one of which functions as a microwave), a five-ring gas hob, and a built-in fridge-freezer, offer a high-spec finish, while recessed lighting adds a clean, modern touch.



The main living space features a log burner beneath a timber beam, solid wood flooring, and hand-fitted shelving, flowing through to the dining area and out to the garden via patio doors. Upstairs, the principal bedroom benefits from a dressing area and a beautifully finished en-suite, while three additional bedrooms are served by a well-appointed family bathroom with vanity storage and chrome fixtures.

Outside, the rear garden offers a peaceful setting with a raised lawn, established planting beds, mature trees, and a patio area ideal for outdoor dining or entertaining. A greenhouse sits to one side, while hedged boundaries provide privacy. To the front, a raised driveway offers off-road parking for two vehicles, completing the practical and attractive external space.









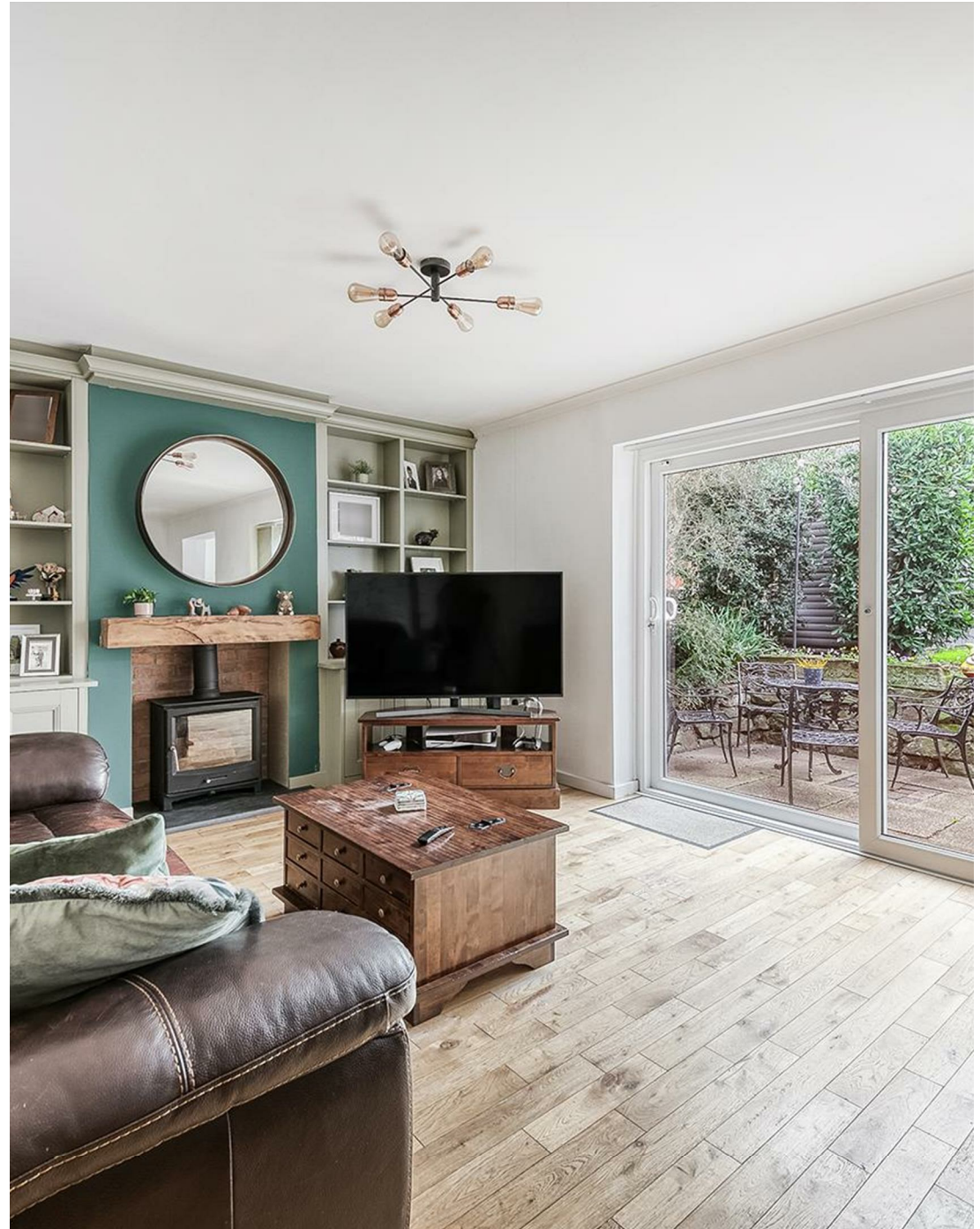
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## The Location

Positioned in the heart of Darley Abbey, West Row enjoys a prime spot within one of Derby's most desirable village communities. The property is just a short walk from the historic Darley Abbey Mills complex, now home to a growing collection of independent businesses including Lorentes, The Lamp House, Darley Wines, and other well-regarded cafés, restaurants, and creative spaces. The surrounding area also offers a number of gyms and fitness studios, adding to the lifestyle appeal.

For families, the property falls within the catchment area for both Walter Evans Primary School and the highly sought-after Ecclesbourne School in Duffield. Darley Park, with its riverside walks, open green space, and year-round events, is only minutes away, offering a peaceful retreat just outside the city. The area strikes a rare balance between community charm and urban convenience, with excellent transport links, local shops, and Derby City Centre all within easy reach.



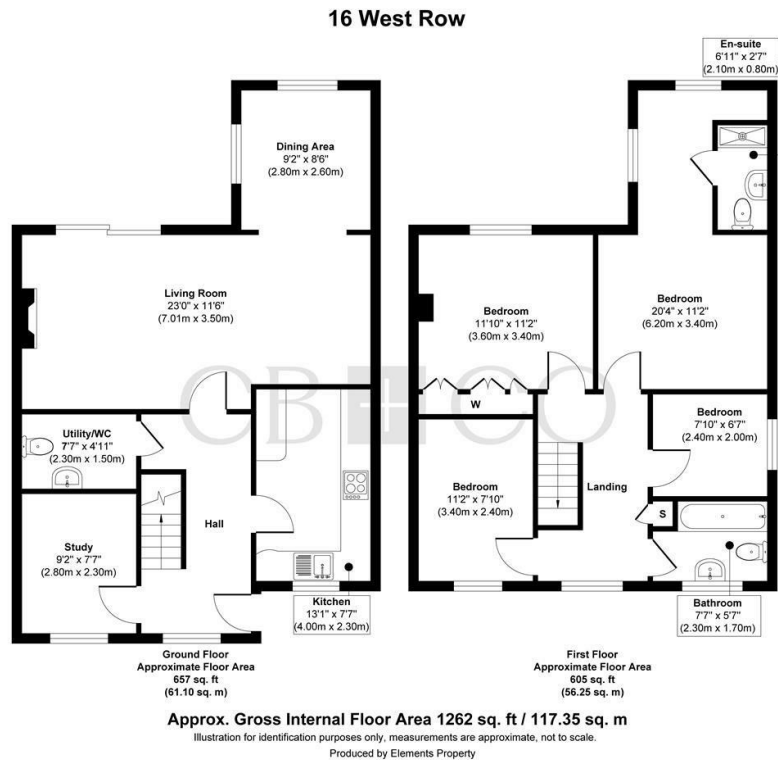












## The Particulars

- Detached Four Bedroom Home, In The Heart Of Darley Abbey Village
- Spacious Lounge With Log Burner And Bespoke Fitted Units
- Separate Dining Area With Patio Doors To Garden
- Refitted Shaker-Style Kitchen With Integrated Appliances
- Versatile Study Ideal For Home Working
- Principal Bedroom With Dressing Area And Stylish En-Suite
- Utility Room With WC And Laundry Space
- Mature Rear Garden With Patio, Greenhouse And Lawn
- Driveway Providing Parking For Two Vehicles
- Catchment For Walter Evans And Ecclesbourne Schools

### Size

Approx 1262.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

D



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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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